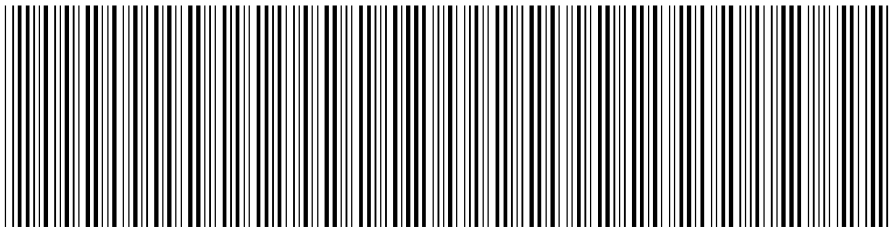


EXHIBIT A

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2024040100431001001E3137

RECORDING AND ENDORSEMENT COVER PAGE**PAGE 1 OF 4****Document ID: 2024040100431001**

Document Date: 03-21-2024

Preparation Date: 04-01-2024

Document Type: DEED

Document Page Count: 2

PRESENTER:

LIBERTY LAND ABSTRACT, INC
42-40 BELL BLVD. SUITE 103
49371
BAYSIDE, NY 11361
718-281-0505
RECORDINGS@LLABSTRACT.COM

RETURN TO:

AMER J ANWAR, ESQ.
5811 6TH AVENUE
SUITE CF1
BROOKLYN, NY 11220

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	5750	55	Entire Lot	6506 10TH AVENUE

Property Type: DWELLING ONLY - 2 FAMILY

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES**GRANTOR/SELLER:**

ANTHONY MASULLO
6506 10TH AVENUE
BROOKLYN, NY 11219

GRANTEE/BUYER:

HUI CHEN
6506 10TH AVENUE
BROOKLYN, NY 11219

☒ Additional Parties Listed on Continuation Page

FEES AND TAXES**Mortgage :**

Mortgage Amount:	\$	0.00
------------------	----	------

Taxable Mortgage Amount:	\$	0.00
--------------------------	----	------

Exemption:

TAXES: County (Basic):	\$	0.00
------------------------	----	------

City (Additional):	\$	0.00
--------------------	----	------

Spec (Additional):	\$	0.00
--------------------	----	------

TASF:	\$	0.00
-------	----	------

MTA:	\$	0.00
------	----	------

NYCTA:	\$	0.00
--------	----	------

Additional MRT:	\$	0.00
-----------------	----	------

TOTAL:	\$	0.00
--------	----	------

Recording Fee:	\$	47.00
----------------	----	-------

Affidavit Fee:	\$	0.00
----------------	----	------

Filing Fee:

\$	125.00
----	--------

NYC Real Property Transfer Tax:

\$	25,222.50
----	-----------

NYS Real Estate Transfer Tax:

\$7,080.00 + \$17,700.00 = \$	24,780.00
-------------------------------	-----------

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE****CITY OF NEW YORK**

Recorded/Filed 04-02-2024 09:33

City Register File No.(CRFN):

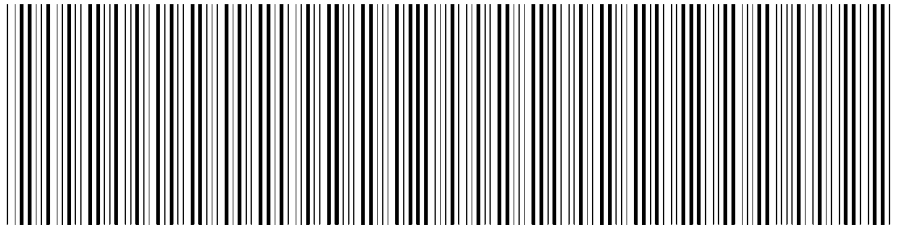
2024000081822



Colette N. Chiu-Jacques

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2024040100431001001C33B7

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 4

Document ID: 2024040100431001
Document Type: DEED

Document Date: 03-21-2024

Preparation Date: 04-01-2024

PARTIES

GRANTOR/SELLER:
NICOLE MASULLO
6506 10TH AVENUE
BROOKLYN, NY 11219

PARTIES

GRANTEE/BUYER:
YE LIN
6506 10TH AVENUE
BROOKLYN, NY 11219

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 21st day of March, 2024

BETWEEN

Anthony Masullo and Nicole Masullo, as Tenants in Common. 6506 10th Avenue, Brooklyn, N.Y. 11219

party of the first part, and

Hui Chen and Ye Lin, *tenants in common*
both residing at 6506 10th Avenue, Brooklyn, N.Y. 11219

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Seven Hundred Seventy Thousand (\$1,770,000.00)----- dollars
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs
or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the

Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of 10th Avenue, distant 150 feet northerly from the corner formed by the
intersection of the westerly side of 10th Avenue and the northerly side of 66th Street;

RUNNING THENCE westerly parallel with 66th Street, 100 feet;

THENCE northerly parallel with 10th Avenue, 25 feet;

THENCE easterly again parallel with 66th Street and part of the distance through a party wall, 100 feet to the westerly
side of 10th Avenue, and

THENCE southerly along the westerly side of tenth Avenue, 25 feet to the point or place of BEGINNING.

SAID PREMISES BEING KNOWN AS AND BY STREET NUMBER 6506 10TH AVENUE, BROOKLYN, N.Y. 11219
AND BY TAX BLOCK 5750, LOT 55.

Being the same premises conveyed to the party of the first part by deed dated 06/18/2013, recorded 07/05/2013 in
CRFN
20913000266553 in the Office of the Register of the City of New York, County of Kings

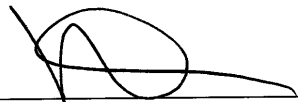
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads
abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all
the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the
premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of
the second part forever.

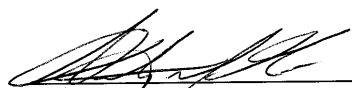

AND the party of the first part covenants that the party of the first part has not done or suffered anything
whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the
first part will receive the consideration for this conveyance and will hold the right to receive such consideration
as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same
first to the payment of the cost of the improvement before using any part of the total of the same for any other
purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so
requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above
written.

IN PRESENCE OF:





Anthony Masullo

Nicole Masullo

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Queens, ss:

On the 19 day of March, in the year 2024, before me, the undersigned, personally appeared Anthony Masullo, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


NOTARY PUBLIC KERRY JOHN KATSORHIS
Notary Public, State of New York
No. 41-2042585
Qualified in Queens County
Commission Expires December 31, 2025

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE

State of New York, County of, ss:

On the day of in the year, before me, the undersigned, a Notary Public in and for said State, personally appeared, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

NOTARY PUBLIC

Bargain and Sale Deed
With Covenants

Masullo

TO

Chen/ Lin

Title Company: Liberty Land Abstract

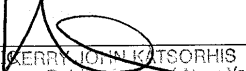
Title Number: LL-49371-24K



ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Queens, ss:

On the 19 day of March, 2024, in the year, before me, the undersigned, personally appeared Nicole Masullo, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me, that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


NOTARY PUBLIC KERRY JOHN KATSORHIS
Notary Public, State of New York
No. 41-2042585
Qualified in Queens County
Commission Expires December 31, 2025

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK
STATE

State of, County of, ss:

On the day of in the year, before me, the undersigned personally appeared, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

NOTARY PUBLIC

COUNTY: Kings

TOWN/CITY:

PROPERTY ADDRESS: 6506 10th Avenue
Brooklyn, New York 11219

SECTION:

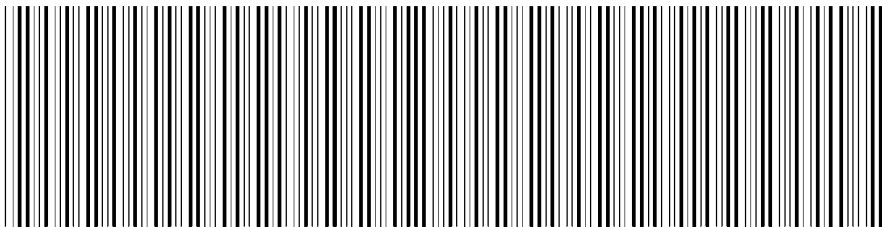
BLOCK: 5750

LOT: 55

RETURN BY MAIL TO:

Amer J. Anwar, Esq.
5811 6th Avenue
Suite CF 1
Brooklyn, N.Y. 11220

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2024040100431001001SFFB6

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2024040100431001

Document Date: 03-21-2024

Preparation Date: 04-01-2024

Document Type: DEED

ASSOCIATED TAX FORM ID: 2024031200779

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

1

RP - 5217 REAL PROPERTY TRANSFER REPORT

3

SMOKE DETECTOR AFFIDAVIT

1



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 5750 LOT: 55
- (2) Property Address: 6506 10TH AVENUE, BROOKLYN, NY 11219
- (3) Owner's Name: CHEN, HUI
- Additional Name: LIN, YE

Confirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner: Hui Chen

Signature: Hui Chen Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable:

03-21-2024

30340213007702010:

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE <u>Hui Chen</u>		DATE <u>03.21.2024</u>		LAST NAME <u>Anwar</u>		FIRST NAME <u>Anwar J.</u>	
6506 10TH AVENUE				718		975-1060	
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER	
BROOKLYN		NY		11219		SELLER <u>[Signature]</u>	
CITY OR TOWN		STATE		ZIP CODE		DATE <u>03.21.24</u>	

Form RP-5217 NYC

ATTACHMENT

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYERS

X <u>Hutchins</u>	<u>3/21/2024</u>
Buyer Signature	Date
X <u>He</u> <u>ing</u>	<u>3/21/2024</u>
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
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Buyer Signature	Date
Buyer Signature	Date
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Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date

SELLERS

<u>[Signature]</u>	<u>3/21/2024</u>
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
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Seller Signature	Date
Seller Signature	Date
Seller Signature	Date

2024031200779201

AFFIDAVIT OF COMPLIANCE WITH SMOKE DETECTOR REQUIREMENT FOR ONE- AND TWO-FAMILY DWELLINGS

State of New York }
County of QNS } SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

6506 10TH AVENUE

Street Address Unit/Apt.

BROOKLYN

Borough

New York,

5750

Block

55

Lot

(the "Premises");

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

ANTHONY MASULLO
Name of Grantor (Type or Print)

Hui Chen
Name of Grantee (Type or Print)

[Signature]
Signature of Grantor

Hui Chen
Signature of Grantee

Sworn to before me

this 21 day of MARCH 2024

KERRY JOHN KATSOPHIS
Notary Public, State of New York
No. 41-2049365
Qualified in Queens County
Commission Expires December 31, 2025

Sworn to before me

this 21st day of MARCH 2024

CHRISTINA LANGONE
Notary Public, State of New York
No. 01LA6013628
Qualified in Queens County
Commission Expires 09/21/2028

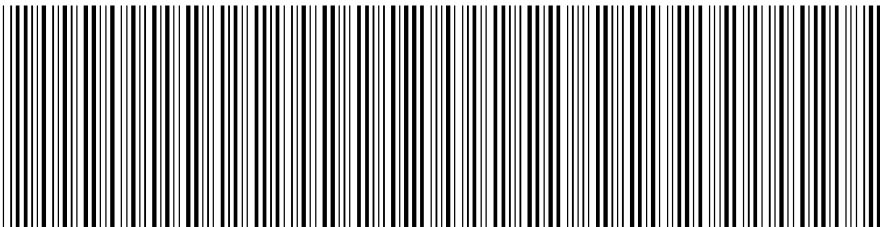
These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

2024031200779101

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2024040100431003001EF14E

RECORDING AND ENDORSEMENT COVER PAGE**PAGE 1 OF 4****Document ID: 2024040100431003**

Document Date: 03-12-2024

Preparation Date: 04-01-2024

Document Type: SATISFACTION OF MORTGAGE

Document Page Count: 2

PRESENTER:

LIBERTY LAND ABSTRACT, INC
42-40 BELL BLVD. SUITE 103
49371
BAYSIDE, NY 11361
718-281-0505
RECORDINGS@LLABSTRACT.COM

RETURN TO:

THE KATSORHIS LAW FIRM, P.C.
77-53 MAIN STREET
FLUSHING, NY 11367

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	5750	55	Entire Lot	6506 10TH AVENUE
Property Type: DWELLING ONLY - 2 FAMILY				

CROSS REFERENCE DATA**CRFN:** 2013000266554**PARTIES****MORTGAGER/BORROWER:**
ANTHONY MASULLO**MORTGAGEE/LENDER:**
AMEDURI A. LUCILLE☒ Additional Parties Listed on Continuation Page**FEES AND TAXES****Mortgage :**

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 47.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

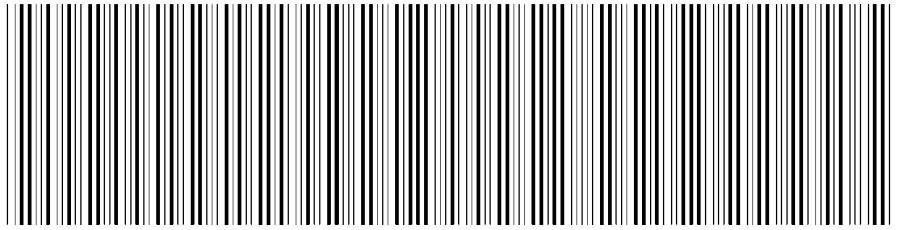
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE****CITY OF NEW YORK**

Recorded/Filed 04-02-2024 09:33

City Register File No.(CRFN):

2024000081824**City Register Official Signature**

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2024040100431003001CF3CE

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 4

Document ID: 2024040100431003

Document Date: 03-12-2024

Preparation Date: 04-01-2024

Document Type: SATISFACTION OF MORTGAGE

PARTIES

MORTGAGER/BORROWER:
NICOLE MASULLO

SATISFACTION OF MORTGAGE

LUCILLE A. AMEDURI, having an address at 454 Beaulieu Loop, The Villages, FL 32162

Does Hereby Certify, that a certain Mortgage, bearing the date of **June 18, 2013**, made and executed by **ANTHONY MASULLO & NICOLE MASULLO** in the amount of **Six Hundred Sixty Seven Thousand Five Hundred and 00/100 (\$667,500.00) DOLLARS** to **LUCILLE A. AMEDURI**, and recorded in the Office of the City Register of the City of New York on July 5, 2013 as CRFN 2013000266554;

The above referenced Mortgage is PAID and the Mortgagee hereby consents that same be discharged of record. The said mortgage has not been assigned.

In Witness Whereof, the said **LUCILLE A. AMEDURI** has duly executed this satisfaction of Mortgage this 12 day of March, 2024.


Lucille A. Ameduri

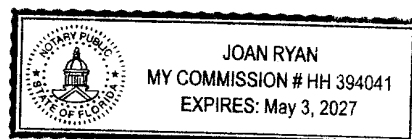
STATE OF FLORIDA)
COUNTY OF Sumter)SS:

On the 12 day of March, in the year 2024 before me, personally appeared **LUCILLE A. AMEDURI**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the written instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



JOAN RYAN

NOTARY PUBLIC



LUCILLE A. AMEDURI

TO

ANTHONY MASULLO AND

NICOLE MASULLO

Satisfaction of Mortgage

Dated: March 12, 2024

ADDRESS OF PROPERTY:

BLOCK: 5750

LOT: 55

Address: 6506 10th Avenue, Brooklyn, NY

County: Kings

THE LAW FIRM OF HALL & HALL, LLP
ATTORNEYS AT LAW
2555 Richmond Avenue, Suite 230
Staten Island, NY 10314

RECORD AND RETURN:

LOAN NUMBER:

**The Katsorhis Law Firm, P.C.
77-53 Main Street
Flushing, New York 11367**

HALL & HALL FILE # 53,613/21